

067.A

0004

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

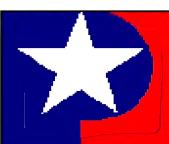
739,700 / 739,700

USE VALUE:

739,700 / 739,700

ASSESSED:

739,700 / 739,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		JOYCE RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6780.000	303,300			436,400	739,700		
Total Card		0.156	303,300			436,400	739,700		Entered Lot Size
Total Parcel		0.156	303,300			436,400	739,700		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card:		602.36	/Parcel: 602.36		Land Unit Type:

OWNERSHIP

Unit #:

Owner 1: SCHIPANI JOSEPHINE R	
Owner 2:	
Owner 3:	

Street 1: 16 JOYCE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1228 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780	Sq. Ft.	Site			0	70.	0.92	12									436,380						436,400	

Total AC/HA: 0.15565

Total SF/SM: 6780

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 436,380

Spl Credit

Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 5	- Cape			Full Bath: 1	Rating: Good			OF=SINK IN BMT.																		
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 1 - Concrete				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating: Average																					
Prime Wall: 4 - Vinyl				A HBth:	Rating:																					
Sec Wall: %				OthrFix: 1	Rating: Average																					
Roof Struct: 1 - Gable				OTHER FEATURES																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																					
Color: WHITE				A Kits:	Rating:																					
View / Desir:				Fppl: 1	Rating: Good																					
GENERAL INFORMATION				WSFlue:	Rating:																					
Grade: C - Average				CONDOS INFORMATION																						
Year Blt: 1949	Eff Yr Blt:			Location:																						
Alt LUC:	Alt %:			Total Units:																						
Jurisdict:	Fact: .			Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD	Phys Cond: GV - Good-VG			10. %	Exterior:	No Unit			RMS: 6	BRs: 2	Baths: 1	HB														
Prim Int Wal 1	- Drywall				Interior:	1			6	2																
Sec Int Wall:				%	Additions:																					
Partition: T	- Typical				Kitchen:																					
Prim Floors: 3	- Hardwood				Baths:																					
Sec Floors: 4	- Carpet			25 %	Plumbing:																					
Bsmnt Flr: 12	- Concrete				Electric:																					
Subfloor:					Heating:																					
Bsmnt Gar:					General:	Totals			1	6	2															
Electric: 3	- Typical																									
Insulation: 2	- Typical																									
Int vs Ext: S																										
Heat Fuel: 1	- Oil																									
Heat Type: 1	- Forced H/Air																									
# Heat Sys: 1																										
% Heated: 100	% AC: 100																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Basic \$ / SQ: 110.00	COMPARABLE SALES				SUB AREA				SUB AREA DETAIL													
Make: Model: Serial # Year: Color:				Size Adj.: 1.22439814	Rate	Parcel ID	Typ	Date	Sale Price							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
				Const Adj.: 0.99742496												BMT	Basement	1,228	40.300	49,490	HST	100	UNF			
				Adj \$ / SQ: 134.337												FFL	First Floor	1,228	134.340	164,966						
				Other Features: 71182												HST	Half Story	600	80.600	48,361						
				Grade Factor: 1.00												PAT	Patio	108	5.710	616						
				NBHD Inf: 1.00000000												EFP	Enclos Porch	99	54.580	5,404						
				NBHD Mod:																						
				LUC Factor: 1.00																						
				Adj Total: 340019																						
				Depreciation: 36722																						
				Depreciated Total: 303297																						
				WtAv\$/SQ: 110.00																						
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